

FOR SALE

SOUTHEAST EDMONTON DEVELOPMENT LAND

511 - 17 Street SW, Edmonton, AB



Commercial/Residential Development Land in Ellerslie

Royal Park Realty is pleased to offer for sale 58.31 acres \pm of development land in southeast Edmonton. Located in the approved Alces Neighbourhood Structure Plan (NSP) and the Decoteau Area Structure Plan (ASP), the site is designated primarily for commercial & residential mixed use.

CONTACT

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ROYAL PARK
REALTY™

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#201, 9083 51 Avenue NW Edmonton, AB T6E 5X4

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PROPERTY HIGHLIGHTS | Southeast Edmonton Development Land



Property Information & Financials

MUNICIPAL ADDRESS	511 - 17 Street SW, Edmonton, AB
LEGAL DESCRIPTION	4; 23; 51; 29; SW
NEIGHBOURHOOD	Alces
PLANS IN EFFECT	Alces NSP and Decoteau ASP
ZONING	CG (General Commercial) PU (Public Utility) RM h16 (Medium Scale Residential) RL h65 (Large Scale Residential)
SITE AREA	58.31 Acres ±
SALE PRICE	\$17,201,450 (\$295,000/acre)
PROPERTY TAXES	\$188.20/annum (2024)
POSSESSION	Negotiable

The commercial-residential mixed-use area will provide numerous employment opportunities, serving as one of two commercial sites within the NSP, catering to the daily retail needs of Alces residents. It's high visibility and strategic location provide convenient access to Edmonton's southeast and the City of Beaumont.



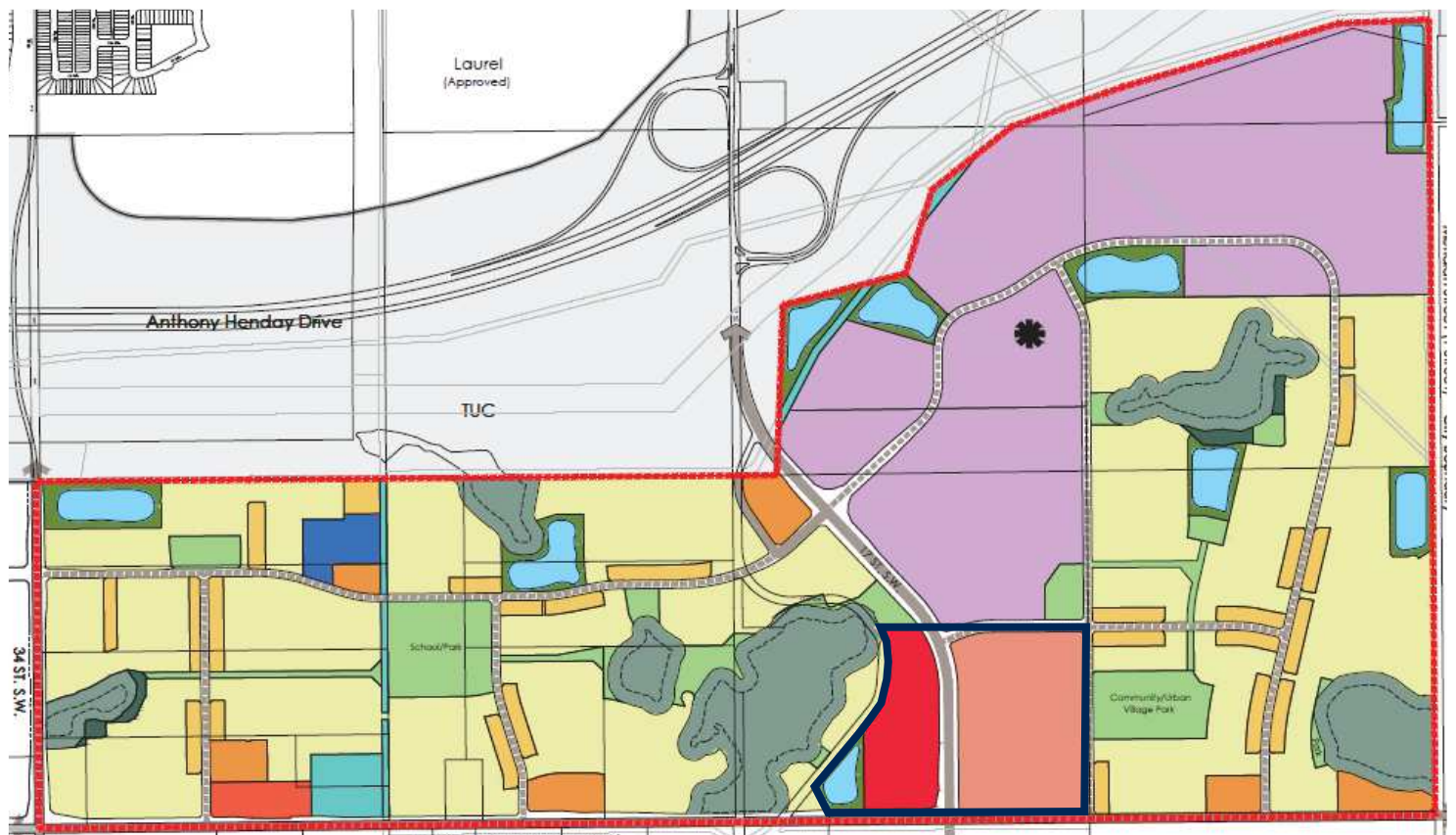
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LAND USE CONCEPT | Southeast Edmonton Development Land



LEGEND - Development Concept Plan

NSP Boundary	Neighbourhood Commercial	Park / Linear Park
Low Density Residential	Institutional	Public Utility
Low Density Residential (Street-Oriented)	Business Employment	Potential Future High School
Medium Density Residential	Stormwater Management Facility	Arterial Roadway
Commercial/Residential Mixed Use	Natural Area (ER)	Collector Roadway
Community Commercial	Natural Area (MR)	

A pedestrian-friendly mixed-use hub is planned for the neighborhood, with Alces offering diverse residential options to meet various consumer needs. This location will feature a mixed-use site combining commercial and residential spaces, allowing for both vertical and horizontal integration. This designation aims to support commercial retail and a range of residential development densities, with easy access to arterial roadways facilitating convenient entry and exit.

Southeast Edmonton Demographics

- ♦ Total Population: 28,871
- ♦ Number of Households: 9,488
- ♦ Average Household Size: 3.1
- ♦ Average Household Income: \$127,543
- ♦ Median Age: 33.2

Source: CoStar

Drive Times

- ♦ City of Beaumont: 8 minutes
- ♦ Nisku/Leduc: 15 minutes
- ♦ Edmonton International Airport: 15 minutes
- ♦ University of Alberta: 20 minutes
- ♦ Downtown Edmonton: 25 minute

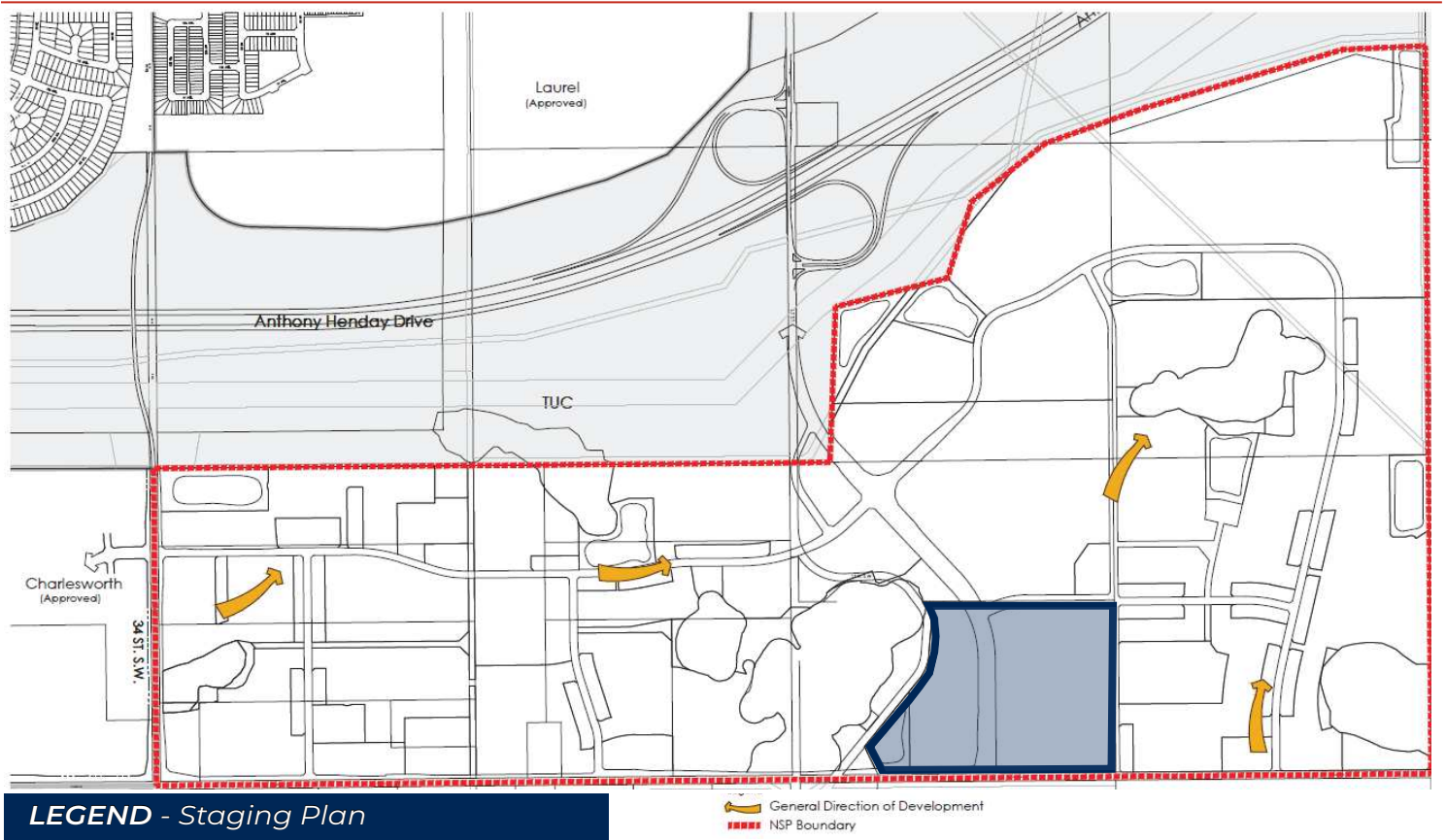


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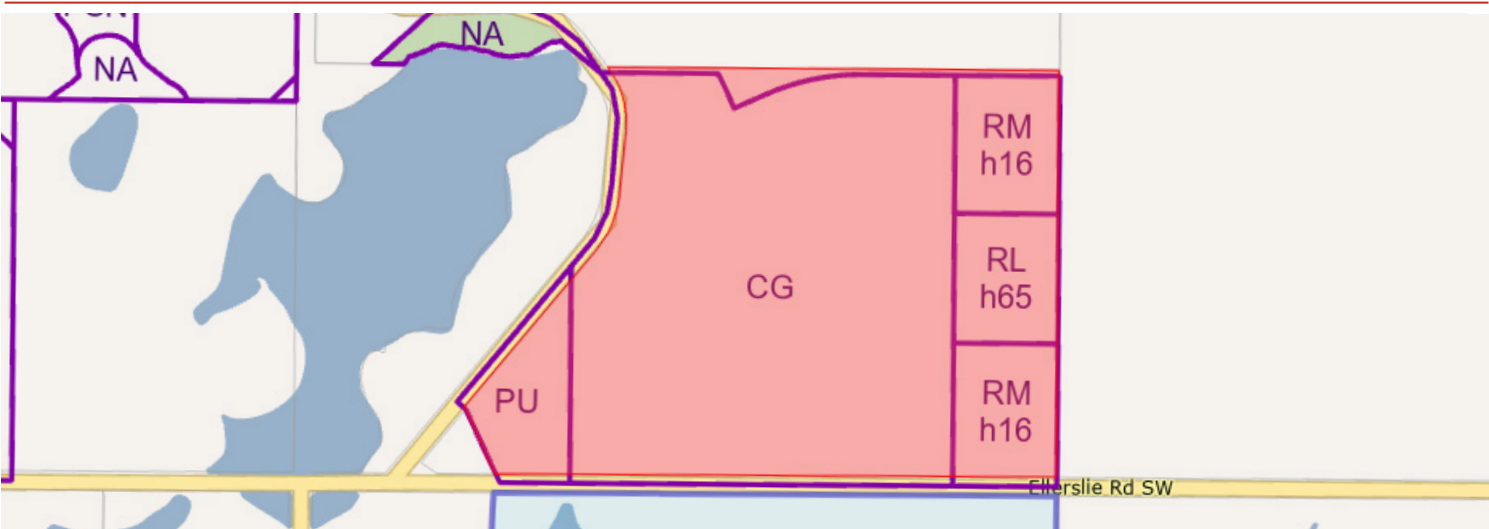
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STAGING PLAN | Southeast Edmonton Development Land



Alces is dedicated to integrating urban amenities within the neighbourhood's natural system, aligning with sustainable development trends. Situated in a prime location, it boasts major arterial road access such as Ellerslie Road, Anthony Henday and QEII, reinforcing South Edmonton's status as a highly desirable area for residential growth.

ZONING MAP

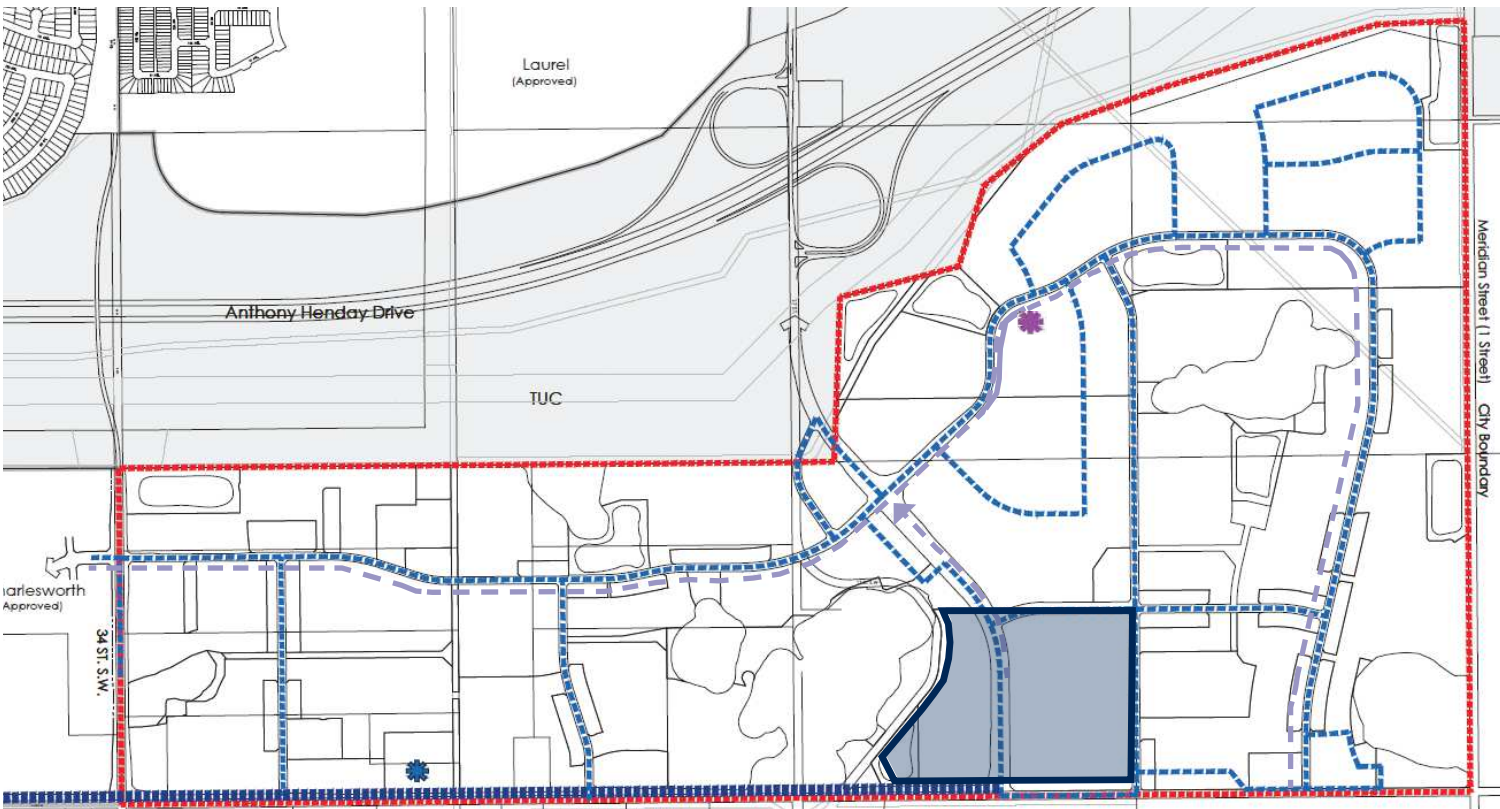




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SANITARY & WATER SERVICING | Southeast Edmonton Development Land



LEGEND - Sanitary & Water Servicing

- | | |
|-----------------------|------------------------------|
| Sanitary Force Main | Water Main |
| Sanitary Trunk | Transmission Main |
| Sanitary Pump Station | EPCOR Reservoir & Pump House |
| NSP Boundary | NSP Boundary |



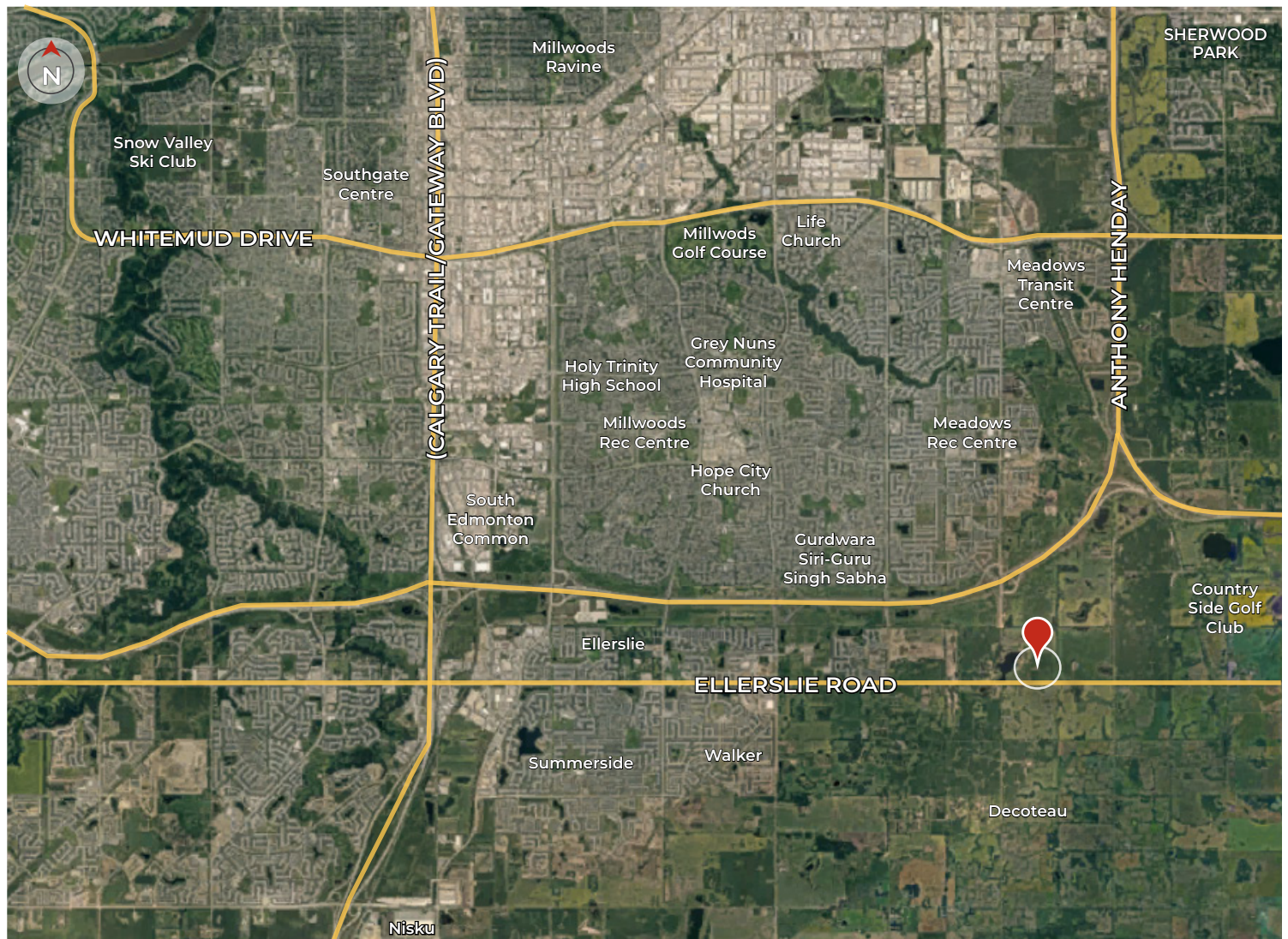


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Property Location | Southeast Edmonton Development Land



Quality Based on **Results**, Not **Promises**.



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